



**MINUTES OF THE SPECIAL JOINT MEETING
OF THE CITY COUNCIL/REDEVELOPMENT
AGENCY OF THE CITY OF HAYWARD**
City Council Chambers
777 B Street, Hayward, CA 94541
Tuesday, February 22, 2000, 8:00 p.m.

MEETING

The Regular Meeting of the City Council was called to order by Mayor Cooper at 8:00 p.m., followed by the Pledge of Allegiance led by Council Member Ward.

ROLL CALL

Present: COUNCIL/RA MEMBERS Jimenez, Hilson,
Rodriquez, Ward, Dowling, Henson
MAYOR/CHAIR Cooper
Absent: None

CONSENT

Item 2 was removed for further discussion.

1. Approval of Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of February 15, 2000

It was moved by Council/RA Member Hilson, seconded by Council/RA Member Henson, and unanimously carried to approve the Minutes of the Special Joint Meeting of the City Council/Redevelopment Agency of February 15, 2000.

2. Walpert 250 Booster Pump Station and Walpert 250/500 Water Main – Approval of Addenda Nos. 1 and 2, Award of Contract, and Reimbursement from Future Borrowing

Staff report submitted by Deputy Director of Public Works/Utilities Ameri, dated February 22, 2000, was filed.

Public Works Director Butler described both the project and the funding and answered questions from members.

Frank Goulart, 22248 Main Street, renewed his objections to the project. He asked whether this would be a citywide obligation. He expressed concern that the people throughout the City are subsidizing the highlanders and that the increased water pressure in the hills will adversely affect the people living in the lower lands. He suggested the cost should be assessed throughout the area benefiting from this project.

Council Member Ward stated that major public works projects that benefit the entire City are paid for by the entire City.

City Manager Armas explained various programs throughout the City that benefit the community at

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large. He described the water system in Hayward as the envy of many which brings in industrial users into the community.

It was moved by Council Member Ward, seconded by Council Member Henson, and unanimously carried to adopt the following:

Resolution 00-024, "Resolution Approving Addenda No. 1 and No. 2 for the Walpert 250 Booster Pump Station and Water Main, Project Nos. 7105 and 7123, Awarding Contract to Conco West, Inc., and Declaring Intent to Reimburse Expenditures from Future Borrowing for the Project"

3. Reallocation of Social Services Funding to Alzheimer's Services of the East Bay

Staff report submitted by Social Services Planning Manager Korth, dated February 22, 2000, was filed.

It was moved by Council Member Hilson, seconded by Council Member Henson, and unanimously carried to adopt the following:

Resolution 00-023, "Resolution Authorizing the Reallocation of City Social Services Funds and a Contract with the Alzheimer's Services of the East Bay"

HEARINGS

4. Site Plan Review Application 99-130-15 - Request to Construct an Office Building for Use by the Alameda County Social Services Agency – Property is located at the Southeast corner of West Winton Avenue and Amador Street

Staff report submitted by Principal Planner/Landscape Architect Woodbury, for February 22, 2000, was filed.

Principal Planner/Landscape Architect Woodbury described the development that will occupy this site. She noted the highlights and features of the building, pointing out the variances for the windows and proposed buildings. She also displayed the traffic plan for that area as well as the parking proposal.

Council Member Henson asked about the traffic study on the four intersections. He noted that the intersection at Amador and West Winton will be the most severely impacted. He suggested that it will be a combination of the cumulative impact from various entities in the area. He asked for a more specific analysis of the area on the impact for pedestrians. Howard McNenny, KMD Architects, project developers, introduced himself to members.



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Public Works Director Butler explained that the study parameters included the cumulative traffic in that area and the impact on the various intersections particularly at Amador Street, which required mitigations.

Council Member Hilson asked a series of questions comparing the heights of the buildings in the area, as well as the location of the planned bus turnout and the landscaping. He asked that consideration be given to a safety feature of raising the crosswalk a few inches to slow traffic, similar to that planned at Albertson's.

Council Member Rodriquez commented on the size of the building and whether it will be totally occupied.

Matt Elawady, County of Alameda, said that the building will be occupied 100 percent.

Council Member Ward asked why the building was only built to accommodate for expansion for only two years in the future. He wondered about County plans for reuse of the present sites.

Mr. Elawady responded that the public defender's office will expand into those spaces that are being absorbed into the new building.

Council Member Ward asked the architect how they arrived at the façade treatment for the proposed building.

He was shown a sample of the concrete proposed for the building, and was told that they studied the buildings in the area and prepared their application accordingly.

Council Member Dowling asked what will happen to the present Social Services building. Mr. Elawady responded that the present location is a lease space to be used at the landlord's discretion. Council Member Dowling also asked whether the County is discussing a shuttle service from BART to the area since there are so many County employees traveling to the area. Mr. Elawady responded that Supervisor Steele is proposing a shuttle between the two.

Council Member Hilson asked for further information about the impact on traffic in the area. Public Works Director Butler responded that the study considered the entire cumulative impact to the area.

Jill L'Esperance, Deputy Director of the County Social Services Agency, said all 300 members of the staff at the Welfare to Work Amador Street office will be moving to the new facility as well as 88 staff members from the Courthouse Square Building. The Amador Street office building will probably have fewer staff since the building is presently very crowded. Other employees are coming from Maple Street, Mission Boulevard, and an office on Foothill.

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Mayor Cooper opened the public hearing at 8: 57 p.m.

John Kyle, 22638 Teakwood, expressed congratulations on the attractive structure. He criticized the placement of the structure and suggested reversing it to better hide the parking garage.

Patricia Lane, Joyce Street, asked how long ago the traffic study was done; she was told it was dated January 19, 2000.

Mayor Cooper closed the public hearing at 9:01 p.m.

In moving the item, Council Member Henson added that he thought the project will enhance the area. He added that this project is beneficial to City plans.

Council Member Dowling agreed and added that the Council is trying to bring more offices to Hayward and this is an effective part of that goal.

It was moved by Council Member Henson, seconded by Council Member Dowling, and unanimously carried by all present, to approve the following:

Resolution 00-025, "Resolution Approving the Mitigated Negative Declaration and Site Plan Review Application No. 99-130-15 of ASP Alameda, LLP"

5. Adoption of a Resolution of Necessity to Initiate Eminent Domain Proceedings to Acquire Property Located at 22517 Mission Boulevard

Staff report submitted by Redevelopment Director Bartlett, dated February 22, 2000, was filed.

Redevelopment Director Bartlett made the presentation. She indicated that Albertson's has tried to acquire the property but has been unsuccessful. The tenants have been notified of their eligibility for relocation benefits. The proceedings will include the acquisition of an access easement over Prince Street alley. The alley was dedicated as a public right-of-way in 1926 but the owner of the alley granted an access easement to the owners of the property. This proposal includes acquisition of that easement.

Council Member Dowling asked her to provide a timetable for the next steps.

Redevelopment Director Bartlett indicated that the City Attorney will file an action by Thursday, February 24, when the Agency would obtain a 90-day order of immediate possession of the property and issue a 90-day notice to the tenants. The tenants will still be required to vacate the property even if they are not prepared to relocate.

Council Member Jimenez asked about replacement space for Greyhound Bus depot.



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The City Manager responded that they are working with Greyhound to find replacement space near the BART station.

Mayor/Chair Cooper opened the public hearing at 9:09 p.m.

Frank Goulart, 22248 Main Street, objected to this use of eminent domain for private benefit of Albertson's developer. He did not believe that this was in the public interest, convenience or necessity. He objected to the whole procedure.

J.V. McCarthy, opposed the action that was being considered. He felt that this was an abuse of the law to use public policy for private gain.

John Kyle, 22638 Teakwood, spoke in support of this action.

Jason Moreno, 25200 Carlos Bee Boulevard, opposed the Council's action.

Francisco Abrantes, 22815 Alice, opposed the action.

Mayor/Chair Cooper closed the public hearing at 9:16 p.m.

It was moved by Council/RA Member Ward, seconded by Council/RA Member Henson, and unanimously carried by all present, to approve the following:

RA Resolution 00-06, "Resolution of Necessity Declaring a Public Need for and Authorizing the Acquisition and Immediate Possession by Eminent Domain Proceedings or Otherwise of Real Property Located at 22517 Mission Boulevard in Furtherance of the Downtown Hayward Redevelopment Plan"

LEGISLATIVE BUSINESS

6. Informational Report Regarding Neighborhood Services

Staff report submitted by City Manager Armas, for February 22, 2000, was filed.

City Manager Armas enumerated projects that benefit neighborhoods, which are included in the Capital Improvement Projects that address deteriorating infrastructure, tree trimming, community preservation improvements, traffic issues and criminal activities. He noted various aspects of the City budget, which reflect the public needs.

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Council Member Ward said he was glad to see that this summary included many projects that this particular Council has moved to address neighborhood concerns.

Council Member Henson appreciated the compendium of how dollars are spent toward community improvement efforts. City Manager Armas commented on the graffiti buster that the City purchased. He also responded to comments regarding home repairs on homes in the area. He indicated that in the past five years, more than \$4 million has been made available to residents for home repairs. He added that in response to the Council policy adopting strong ownership goals, nearly \$900,000 has been made available to enable residents to buy property in Hayward. He described this program as a remarkable success.

City Manager Armas described the funding and prioritizing of underground utilities, in particular along Mission Boulevard. He indicated that nearly \$5 million would be spent on this program.

Council Member Hilson asked for more specifics on filling potholes and the attraction of new business.

City Manager Armas explained that local dollars have been used. In addition, Public Works has applied for grant funding from other agencies. A couple of million dollars have been set aside in the CIP budget for next year. For the last five years the amount equals \$6.1 million in street repairs.

He added that Hayward has a lot to offer. This City has done some advance planning including sewer and water improvements. The Council has set guidelines that have improved the quality of development in Hayward.

No action was taken as this item was considered for informational purposes only.

7. Resolution in Support of Proposition 14, California Reading and Literacy Improvement and Public Library Construction and Renovation Act of 2000

Staff report submitted by Library Director Baker-Madsen, for February 22, 2000, was filed.

Library Director Baker-Madsen made the presentation that urged Council to endorse Proposition 14, California Reading and Literacy Improvement and Public Library Construction and Renovation Act of 2000. She responded to Council questions.

Council Member Hilson asked about timelines in obtaining funding and whether there has been consideration in an expansion project for the main library.

There was discussion regarding competitive funding requests from other libraries.

Mayor Cooper opened the public hearing at 9:46 p.m.

Linda Bennett, P.O. Box 582, supported the passage of this proposition.



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Frank Goulart, 22248 Main Street, spoke in favor of the proposition.

Evelyn Cormier, 31020 Carroll Avenue, spoke on behalf of the League of Women's Voters in support of this proposition.

Mayor Cooper closed the public hearing at 9: 53 p.m.

It was moved by Council Member Dowling, seconded by Council Member Rodriquez, and unanimously carried by all present, to approve the following:

Resolution 00-026, "Resolution in Support of Proposition 14"

PUBLIC COMMENTS

Mayor Cooper asked Stanley Young, Director of the Yours and Mine Daycare Center and Homework Club, to provide information on the organization. Mr. Young stated that he was in the midst of applying to be a licensed daycare center. He is seeking city permits, as it is not cleared for childcare.

The following children spoke on behalf of Yours and Mine Daycare Center:

Simone Smith

Cara, did not provide last name,

Kevin Stone

Janae Smith

Penny Giles

Tanda Ka Williams

Maurice Hicks

Char Smith, Jerry and Jonathon submitted cards but did not speak.

The following staff members, board members and parents of children attending the Yours and Mine Homework Club spoke on its behalf:

Kalen Hendrix, 24573 Margaret Drive

Denise Harris, 26415 Gading Road

Lisa Giles, 22808 Vermont Street

Mary Fisher, 22863 Second Street

Lawrence Hicks, 21591 Montgomery Street

Wendy Jones, 1893 Chantilly Lane

Ronnie Smith, 1020 B Street

Michael Hopper, 1020 B Street

Pamela Morgan, 539 Laurel Avenue

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Council Member Rodriguez said she thought schools should provide after school programs and felt that this is a very important need in this community.

Mayor Cooper expressed concern regarding the safety of their children. The building is not safe; there is no fire protection, it is not sprinkled. She added that the City wants your children to be as safe as possible. There are basic requirements by the State for every child care facility. No decision will be made until the licensing decision is made.

Jason Moreno, 25200 Carlos Bee Boulevard, spoke on past incidents in which he was involved as an officer.

Francisco Abrantes, 22815 Alice Street, spoke on his past experiences.

Frank Goulart, 22248 Main Street, made comments regarding his candidacy for the upcoming election.

Patricia Lane, Joyce Street, submitted petitions signed by residents against the "round-about" that is planned for construction on Orchard and Joyce. She enumerated the various speed measures already planned.

Larry Ferguson, 26207 Coleman Avenue, suggested that Tennyson Road be included in the expanded area of the Redevelopment Agency that will include the Mission Boulevard Corridor.

Roger Womack, 23676 Nevada Road, spoke in support of a police review board.

John W. Kyle, 22638 Teakwood, commented on the candidates seeking Council seats.

John Gilbertson, 22907 Nevada Road, spoke against a certain neighbor and his public comments.

William Blundin, no address given, commented against having public comments at the end of the agenda.

Council Member Henson stated that the current location of the Yours and Mine Homework Club does not meet the codes or State regulations on day care centers. He contacted the School District, which has assisted in offering a transitional location for this organization. The daycare center will have an opportunity to continue operations.

COUNCIL REPORTS

There were none made.



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ADJOURNMENT

Mayor Cooper adjourned the meeting at 10:54 p.m.

APPROVED:

Roberta Cooper, Mayor, City of Hayward
Chair, Redevelopment Agency

ATTEST:

Angelina Reyes, City Clerk, City of Hayward
Secretary, Redevelopment Agency

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